ResMac

Resolution Prime
Full Doc & 12 Months Bank Statements
Primary /2nd home / Investor

Contact your Account Executive Today!

Dated: 03.12.24

30yr Fixed, 40yr Fixed I/O & 5yr ARM

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B+"	"B"	"CC"
Minimum FICO	≥ 740	≥ 720	≥ 700	≥ 680	≥ 660	≥ 640	≥ 620	≥ 600
LTV Threshold	Primary Residence or Secondary Home Transactions							
≤ 50% LTV	6.750%	6.750%	7.000%	7.250%	7.500%	8.000%		
≤ 60% LTV	6.750%	6.875%	7.125%	7.375%	7.625%	8.000%		
≤ 65% LTV	6.875%	7.125%	7.375%	7.500%	7.750%	8.125%		
≤ 70% LTV	7.125%	7.375%	7.625%	7.875%	8.125%	--		
≤ 75% LTV	7.375%	7.625%	7.875%	8.000%	8.500%	--		
≤ 80% LTV	7.625%	7.875%	8.125%	8.500%	--	--		
≤ 85% LTV	8.875%	9.125%	--	--	--			
≤ 90% LTV	-		-					
Max LTV's	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"B"	"B"
Purchase	90%	85%	80%	80%	75%	65%		
Refinance Cash Out	80%	80%	75%	75%	70%	60%		
Refinance Rate Term	85%	85%	80%	80%	75%	65%		

Credit Tier	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"B"	"B"
Margin	3.000%	3.250%	3.500%	3.750%	4.000%	4.250%		
Max Mtg Late (12-mth)	0 x 30	0 x 30	0 x 30	1 x 30	1 x 30	1x60		
Seasoning	"AAA"	"AA"	"A"	"BBB"	"BB"	"B"	"B"	"B"
Bankruptcy	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years		
Foreclosure	≥ 3 Years	≥ 3 Years	≥ 3 Years	≥ 2 Years	≥ 2 Years	≥ 2 Years		
Short Sales	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	≥ 1 Year		
Deed-in-Lieu	≥ 2 Years	≥ 2 Years	≥ 2 Years	≥ 1 Year	≥ 1 Year	≥ 1 Year		

Broker Rebate 1%	Add .500%	Underwriting Fee is $1,495.00
Broker Rebate 2%	Add 1.00%	
Rate Buydown 1%	Cost 3.00%	

Maximum Rebate 2 and Maximum LPC is 2.75 on consumer loans

Difference will be charged as Discount to Borrower

Floor rate buydown available to 6.75%, subject to scenario availability

Ask about our Loan Exceptions!

RATE ADJUSTMENTS

Description	Rate	Notes
Cash-Out Refinance	0.375%	Cash Up to 5k Rate / Term. May use Cash Out for Reserves
Max Cash Out	--	Max Cash in Hand when LTV >65% is 500k. No Limit <65% LTV
Alt Doc - Bk Stmts	0.250%	Max LTV 90%. 12 Months Bank Statements Business or Personal.
Asset Depletion	0.500%	Asset Balance / 84 for Qualifying Income and may also use as additional source
VOE / PNL / 1099	0.500%	75 LTV Max, 45 Max DTI, Min FICO 680
5/1 ARM	--	5/1 ARM Available but rate is same as Fixed.
30-Year Fixed	--	30 Year Fixed and ARM is same price
40 year fixed 10 yr I/O	0.250%	40 year fixed, 30 yr full Amoritization after 10yr I/O period
ITIN	see ITIN Rates	Max 80% LTV Purchase / Rate Term requires Min FICO 700 Max 70% Cash Out and Max Loan Amount $1,500,000. Min Fico 660 for ITIN
Second Home	0.250%	Max 75% LTV
Non Owner Occupied	0.500%	Max 70% LTV. Full Doc Only. 1 year PPP required. Or refer to DSCR matrix
Forbearance 90-180 Days	0.500%	Purch 80% & Refi 70% Max LTV/CLTV, 6-Months Reserves, Additional Guidelines
< $ 150,000	0.375%	Interest Only not available. Must be full amortization
> $ 750,000 - $1,500,000	--	Allowed up to 90% LTV
> $ 1,500,001	--	Min Fico 660, 700 for >80% LTV Purchase & Rate Term (Lower Fico reduce LTV)
> $ 2,000,000 - $3,000,000	--	Min Fico 700 + Max 80% LTV Purchase & Rate Term (Lower Fico reduce LTV)
> $ 3,000,001	0.250%	Min FIco 740 and by Senior Exception Only
Non Warr Condo	0.250%	Purch 70% & Refi 70% Max LTV/CLTV (not allowed on ITIN)
Condotel / PUDtel	0.375%	Purch 70% & Refi 70% Max LTV/CLTV (not allowed on ITIN)
2 Unit Property	0.375%	Purch 80% & Refi 75% Max LTV/CLTV (ITIN Max LTV 75)
3-4 Unit Property	0.500%	Purch 75% & Refi 75% Max LTV/CLTV (ITIN Max LTV 70)
Rural Property	0.500%	Exception Only. Max LTV 65% Purchase Rate Term. Cash Out not allowed.
ALT PRIME BONUS	*-0.250%*	*Must meet: 75 LTV Max, 700 P/RT, 720 CO, Full or bnk stmt only, 25% min. bus. exp. ratio, No FN/ITIN, No IO, Escrows Required, Primary Only, SFR/Condo, No credit events*
Exceptions Allowed	0.250%	By Senior Management Only with Minimum 2 Compensating Factors

Visit our Broker Portal to Price & Submit a Loan Today!

www.ResMacB2B.com

877-700-1494

NO FEDERAL OR STATE HIGH COST LOANS. Max Fees 5%

Income Documentation

1) Full Doc: = W2 + Pay Stubs / Wage Earner
or 1040's + P&L / Self-Employed or Commission

2) Alt Doc: = 12 Personal or Business Bank Stmts / SE Only

3) Asset Depletion: = Use Assets to Qualify (Primary Only)
Max LTV / CLTV 75% / 70% for Purchase / Refi respectively (Blend Allowed)

Maximum Debt-to-Income Ratio

50% Back End

Loan Terms

30-Year Amortized & Term - 5/1 I/O ARM or 30-Yr Fixed

All HPML Loans require impounds for Taxes & Insurance

Interest Only (IO)

Consumer IO Loans qualify at max rate at first fully Amortized pymt

40 year fixed, 30 yr full Amoritization after 10yr I/O period

Index & Adjustment Caps

Floored at Start Rate / 1-Year CMT

2.0% Initial Change Cap / 2.0% Annual Cap / 5.0% Life Cap

Occupancy

Primary / Second Home / Investment (INV)

Reserve Requirement

$50,000 - $1,000,000	6 months on LTV >75%
$1,000,000 - $1,500,000	9 months on LTV >75%
$1,500,000+	12 months on LTV >75%

Investment require minimum 3 months +1 for additional financed prop

Loan Amounts

$100,000 Minimum to $5,000,000 Maximum (Round-down to $50)

Loan Amounts >$1.5M requires two (2) Appraisals

Property Types

SFR / Condos / Townhouse / 2-4 Units

Non-Warrantable Condos - Reference Lender Guidelines

Rate Lock & Floor Policy

Rate Lock Not Available until loan application is Approved.

Rate Floor is lowest shown rate per Credit Tier

Lending in these States:

AL, AR, CA, CO, DC, FL, GA, IL, IN, KS, KY, LA, ME, MA, MI, MO, NJ, NC, ND, OH, OR, PA, RI, TX, WA,WI